

2 Bhy Kracke

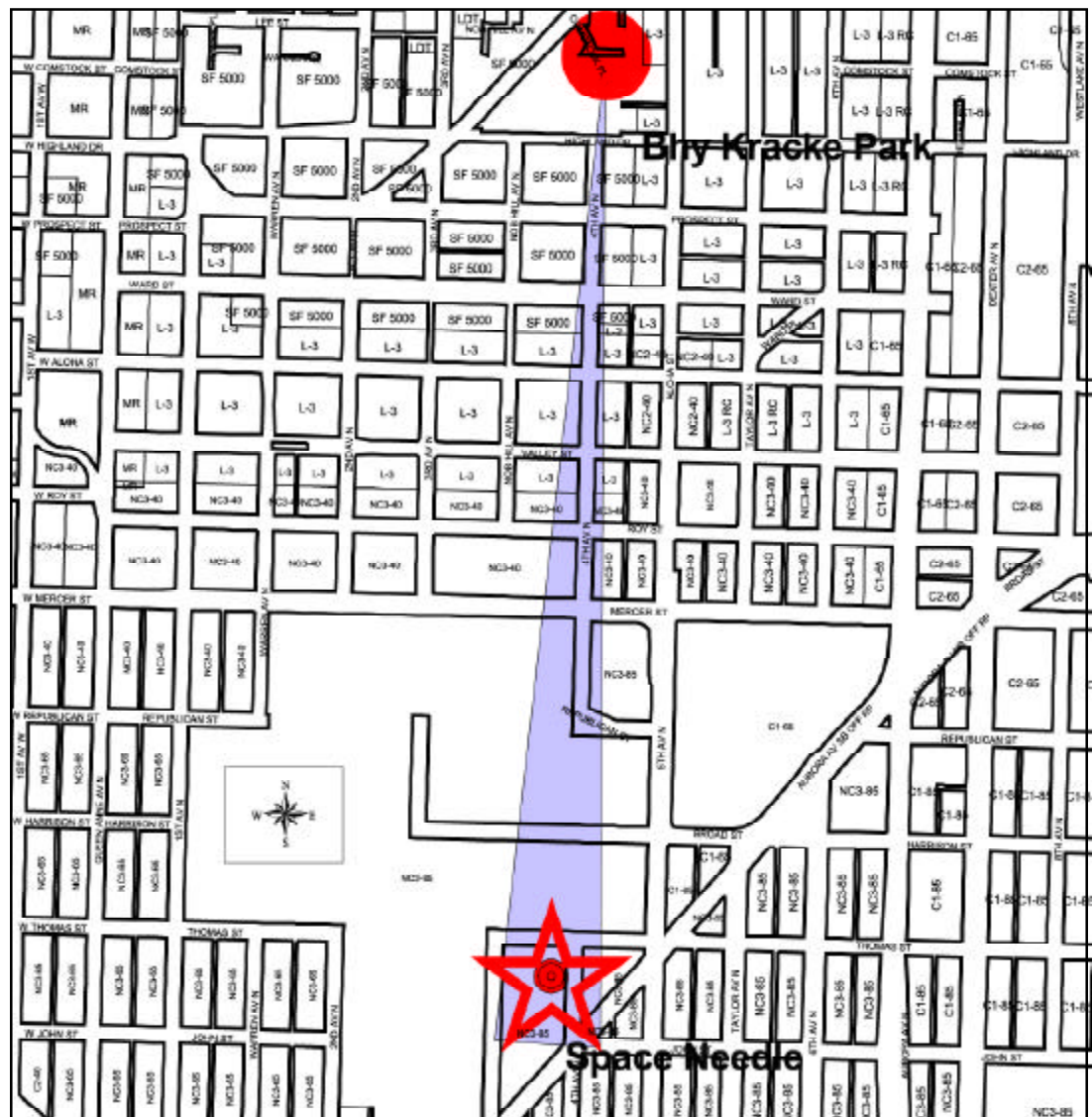


Figure 11:
View from Bhy Kracke

Location: The view point for Bhy Kracke Park is located in the Queen Anne Hill neighborhood on Comstock Place off Bigelow Avenue N.

Coordinates: The view corridor range is approximately 6.23°. The viewpoint from the park is at State Plane Coordinates X1266799 and Y233722.

Analysis: The 1.5 acre park is currently listed as a SEPA view-protected site and is classified by the Department of Parks and Recreation as a neighborhood park.



Map 4:
View corridor

This park provides a full view of the Space Needle from a distance of approximately 1,200 yards (Figure 11). Due to the high topography of Queen Anne Hill, and the view corridor along Fourth Avenue N., the Space Needle view is unobstructed. Current zoning within this corridor: SF 5000, L-3.

There is a viewing area platform with retaining wall seating and room for bench seating. The site is accessible and parking is available, mainly along the streets.

This upper viewpoint section of the park lends itself to passive-recreational uses particularly as a place to pause or sit and enjoy views and is primarily a neighborhood-used park. Park signage is located only at the lower level of park property along 5th Ave. N.

A landscape maintenance program is underway by DPR to maintain unobstructed views from this viewpoint. Based on 3-D analysis of the viewpoint from Bhy Kracke (Figures 12, 13), the Space Needle view remains unobstructed and indicates minimal view erosion from potential development.

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

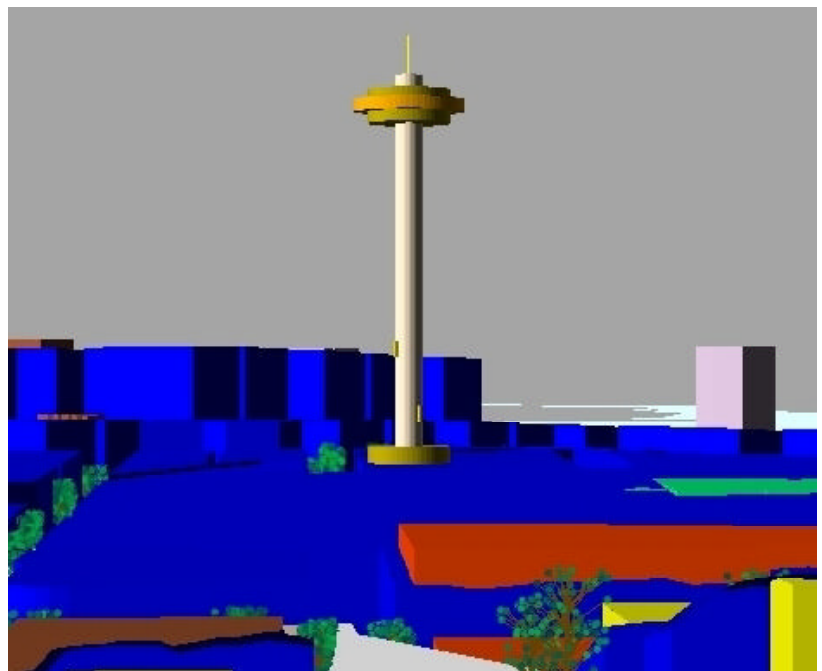
Parcels affected within this view corridor are indicated in Map 5. Parcel Identification Numbers (PINs) are also listed and represent approximately **14** parcels of public property and approximately **32** under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

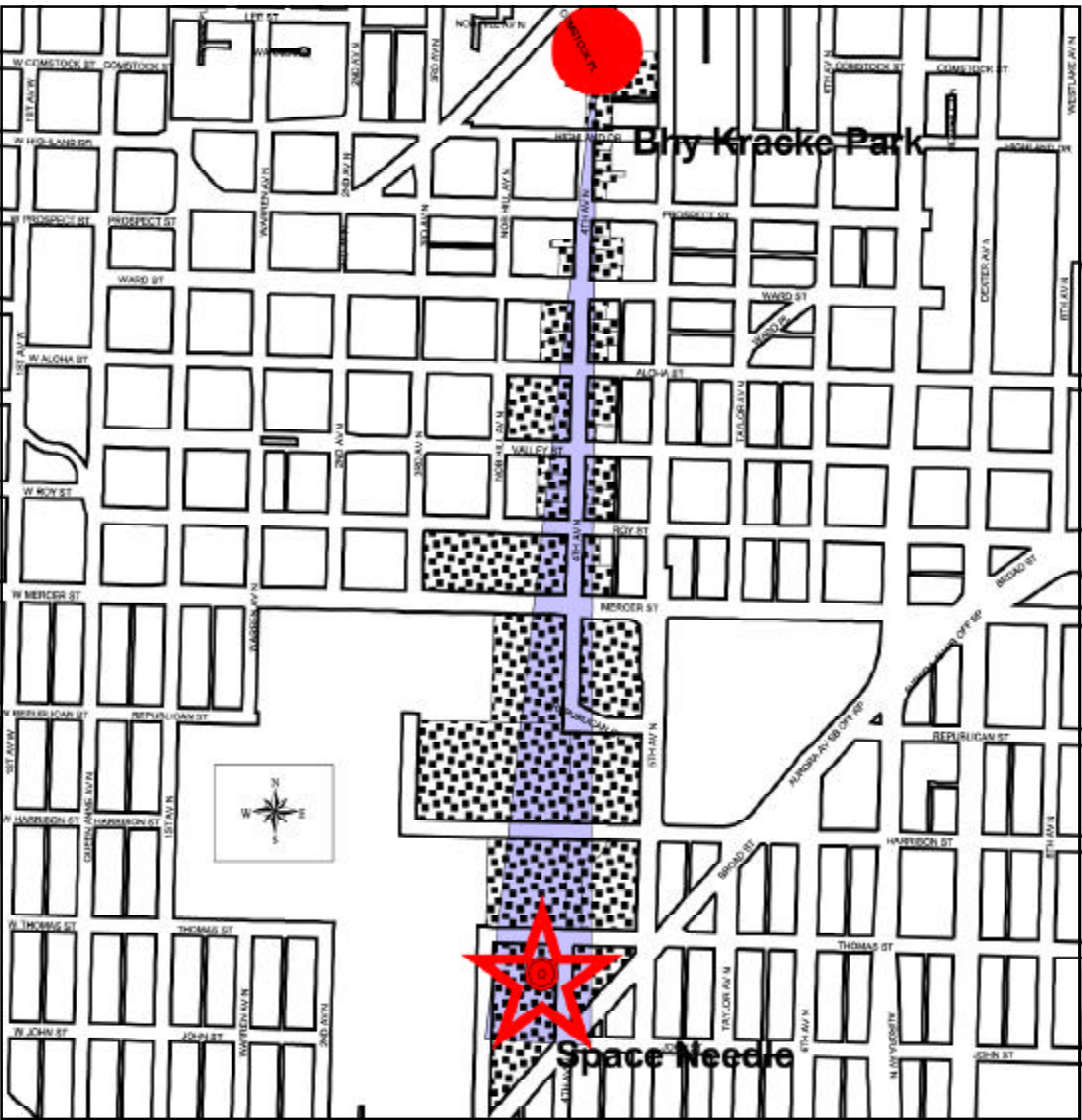
Matrix view analysis rating: High

Figure 12: Current view 3-D model



Figure 13: Future potential development conditions model based on current zoning





Parcel Identification Numbers (PINs)

- 6890400005
- 3025049048
- 3025049013
- 5457801765
- 5457801760
- 5457801775
- 5457801795
- 5457801810
- 5457801660
- 5457801665
- 5457801130
- 5457801085
- 5457801670
- 5457801675
- 5457801580
- 5457801200
- 5457801590
- 5457801595
- 5457801195
- 5457801185
- 5457801600
- 5457801250
- 5457801520
- 5457801545
- 5457801280
- 5457801460
- 5457801275
- 5457801470
- 5457801270
- 5457801475
- 5457801265
- 5457801480
- 5457800310
- 5457801400
- 5457801420
- 1988200700
- 1988200705
- 1988200640
- 1988200775
- 1985200550
- 1991200012
- 1991200005
- 1985200130
- 1985200130
- 1985200495
- 1991200095

Map 5: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)